

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #15-47 2015 NOVEMBER 18

ITEM #09

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Harkamaljit S. Grewal
7068 Sixth Street
Burnaby, BC V5E 3T5
- 1.2 Subject:** Application for the rezoning of:
Lot "A", Block 8, DL 28, Group 1, NWD Plan 627; Lot 9, Block 8,
DL 28, Group 1, NWD Plan 627
- From:** C4 Service Commercial District and R5 Residential District
- To:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Sixth Street Area Plan as guidelines)
- 1.3 Address:** 7477 Sixth Street and 7874 Seventeenth Avenue
- 1.4 Location:** The subject site is located at the southwest corner of Sixth Street and Seventeenth Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site area is approximately 1,670 m² (17,976 sq.ft.) with approximately 37 m (121 ft.) of frontage along Sixth Street and approximately 40 m (131 ft.) of frontage along Seventeenth Avenue.
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a multi-family residential development.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of two vacant properties at 7477 Sixth Street and 7874 Seventeenth Avenue, located on the southwest corner of Sixth Street and Seventeenth Avenue (see Sketch #1 *attached*). The property at 7477 Sixth Street is zoned C4 Service Commercial District; the other property at 7874 Seventeenth Avenue is zoned R5 Residential District.

The other land uses at this intersection include a two-storey building providing assisted living residences (northwest), a three storey apartment building (northeast), and an auto glass repair shop and used car dealership (southeast). To the southwest, the site abuts single family housing along Seventeenth Avenue. To the southeast, the site abuts a vacant site along Sixth Street that has recently been rezoned to allow the development of a three-storey townhouse development with underground parking (Rezoning Reference #06-55).

3.0 BACKGROUND INFORMATION

The subject site is located within the current Sixth Street Area Plan (see Sketch #2 *attached*) and is designated for medium density multiple family residential development under the CD Comprehensive Development District, utilizing the RM3 Multiple Family Residential District and Sixth Street Area Plan as guidelines.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting to rezone the subject site from C4 Service Commercial District and R5 Residential District to CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Sixth Street Area Plan as guidelines). The purpose of the rezoning is to facilitate the construction of a multi-family residential development. The maximum density for the site would be 1.1 FAR with full underground parking, or 0.9 FAR with parking at grade. Vehicular access would be from Seventeenth Avenue.
- 4.2 The Director Engineering will provide an estimate for all services necessary to serve the subject site, including any necessary water, sewer, street, boulevard, and public realm improvements.
- 4.3 The undergrounding of existing overhead wiring abutting the subject site is required.
- 4.4 The granting of any necessary statutory rights-of-way, easements and covenants for the site will be provided, including, but not necessarily limited to: a 1.5 m statutory right-of-way on Sixth Street and a 3m x 3m statutory right-of-way corner truncation at the intersection of Sixth Street and Seventeenth Avenue; covenants restricting the enclosure of balconies; and, prohibiting gates at the project's surface driveways.
- 4.5 Due to the subject site's proximity to Sixth Street, an acoustic study is required to ensure compliance with Council adopted sound criteria.
- 4.6 The consolidation of the subject site into one legal parcel will be required.
- 4.7 The pursuance of Storm Water Management Best Practices will be required in line with established guidelines.

- 4.8 The submission of a detailed plan for an engineered Sediment Control System will be required.
- 4.9 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.10 The provision of a covered car wash stall will be required. A detailed plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.11 A Site Profile and the resolution of any arising issues will be required.
- 4.12 The deposit of the applicable Development Cost Charges for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition will be required.
- 4.13 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

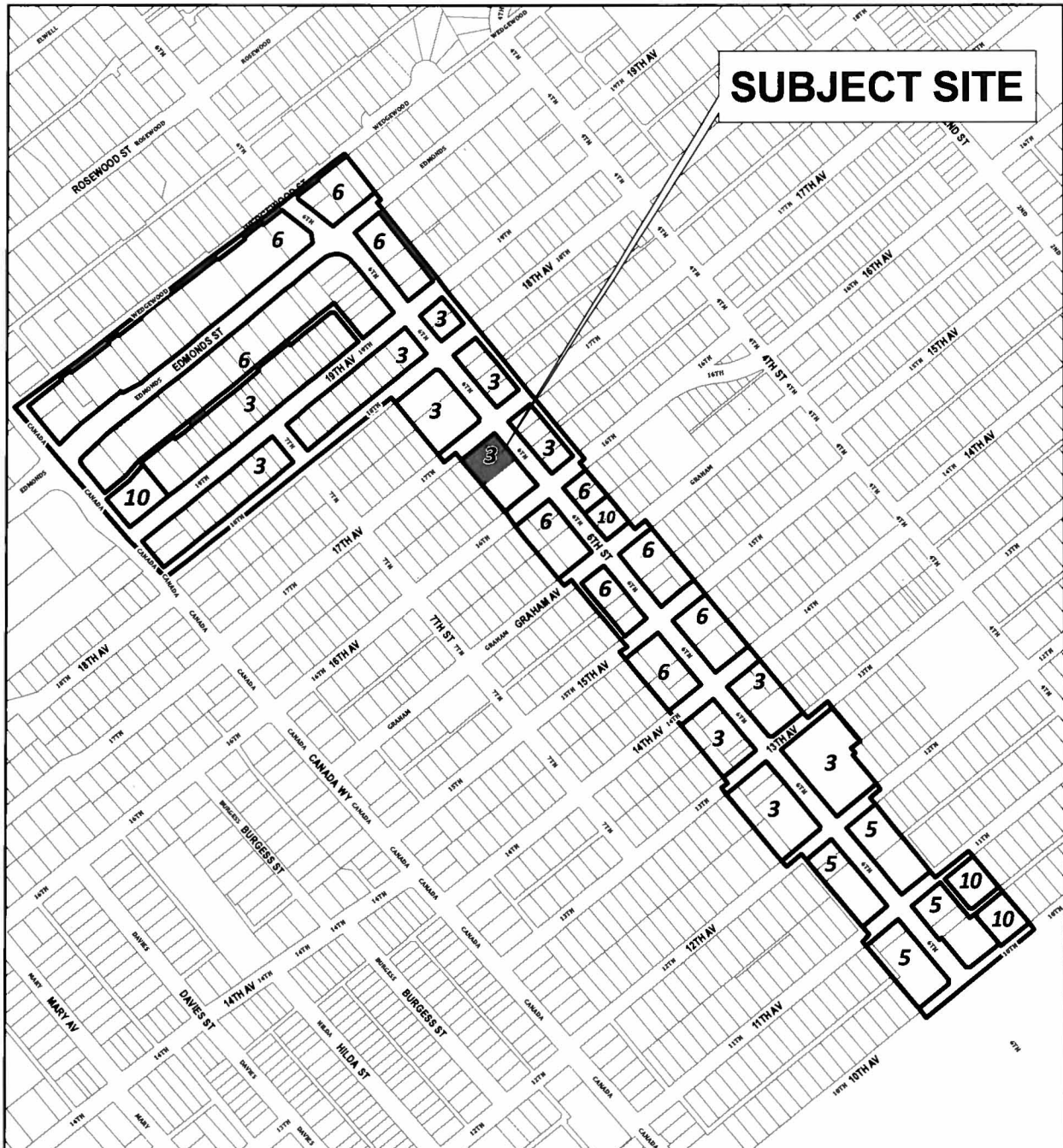
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP.

JD:DR:spf

Attachments

cc: Director Engineering
City Solicitor
City Clerk



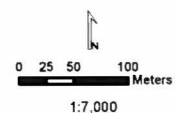
General Land Use Designation Key

- 3** Medium Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 10** Institutional



Planning and Building Dept

Sixth Street Community Plan



October 30, 2015

**Director of Planning
City of Burnaby**

Re: 7477 6th Street and 7874 17th Avenue – Rezoning Application

Dear Sir or Madam,

We would like to seek permission to rezone the above mentioned properties from current zoning (C4 and R5) to CD (RM3) as per the 6th Street Community Plan.

The properties are currently vacant.

We appreciate your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'H. Grewal', is written above the printed name.

Harkamaljit S. Grewal

7068 6th Street
Burnaby, B.C.
V5E 3T5